



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 11/18/2024

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: SPR 25-01

Project Name: Take 5 Oil Change

Project Address: 2194 W Hwy 90, Lake City, FL 32055

Project Parcel Number: 36-3S-16-02631-000

Owner Name: VYP, LLC

Owner Address: 794 SW Mandibi Dr, Lake City, FL, 32024

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Charles Millar

Owner Agent Address: 11770 US Highway 1 Suite 404 East, Palm Beach Gardens, FL 33408

Owner Agent Contact Information: Telephone: 772-486-1977 Email: cmillar@atwell.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thomason 848A144E4F98437... **Date:** 12/3/2024

I have not had the pleasure of reviewing any plans or submittals.

Planning and Zoning: Reviewed by: Signed by: Bryan S. Thomas BOC7E588CB9E4F2... **Date:** 11/19/2024

If municipal sewer service is available within 100 feet of the property line, must connect to the sanitary sewer service (Sec. 102-111. - use of public sewers) and properly abandon existing septic system.

Business License: Reviewed by: Signed by: Allina Gill FB87FE78CTAF457... **Date:** 11/19/2024

Business was recently annexed into the city before the business opens they need to apply for a Business Tax Receipt

Code Enforcement: Reviewed by: Signed by: Marshall Souza E8818D144D974CD... **Date:** 11/19/2024

No liens, codes or violations. This property was recently annexed into the City.

Permitting: Reviewed by: DocuSigned by: Alex Jones F5E79CA4532C435... **Date:** 11/19/2024

Permits are due before construction but not until all zoning and planning are addressed. Also utilities.

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. BBE038C41B74E3... **Date:** 11/19/2024

Make sure that Cross-Connection control devices are reduced pressure principle assembly devices.

Sewer Department: Reviewed by: DocuSigned by: Lady Pridgeon BB8A1EF55AD2498... **Date:** 11/19/2024

Sewer plants have capacity to receive flow

Gas Department: Reviewed by: Signed by: Steve Brown BB57D0CE8F2F4B5... **Date:** 12/9/2024

Will this location need gas service?

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F500EB6125784F8... **Date:** 12/9/2024

unable to approve the water and sewer at this time. all water and sewer will have to be run south to Mary ethal road with the owner having a private easement on other property. water and sewer will be set off Mary ethal once it leaves the right of way it's private, no water sewer on 90 will need revised utility plans and a copy of the agreed easement from other private property lines they will cross.

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham BBE91F451933CEU... **Date:** 12/9/2024

The Distributions & Collections Director advised, water & sewer are located on SW Mary Ethel Ln. A private utility easement would be required. A tap application & utility plans must be submitted in order to apply for water, sewer and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon approval of your application for service and receipt of payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: Signed by:
Steve Brown _____ **Date:** 12/9/2024

Has SRWMD reviewed?

Fire Department: Reviewed by: _____ **Date:** _____

Police Department: Reviewed by: _____ **Date:** _____

NOTE: Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: DocuSigned by: *Garrett Spencer* _____ **Date:** 1/2/2025

The project will require an ERP Individual Permit.

School Board: Reviewed by: DocuSigned by: *Keith Archer* _____ **Date:** 12/9/2024

No Comments at this time.

County: Reviewed by: DocuSigned by: *Chad Williams* _____ **Date:** 12/5/2024

no comments at this time

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